

# Elm View

Denstone, Uttoxeter, ST14 5HD



Attractive traditional semi detached home with extended ground floor accommodation, occupying a pleasant plot providing ample parking and a detached garage, situated towards the edge of the well regarded and desirable village.

£295,000



John German 

Viewing and consideration of this substantial traditional home is recommended whether looking to move up or down the ladder, to appreciate its ground floor size, plot providing ample parking with its good sized detached garage and its exact position in the village.

Situated in the highly sought after and well regarded village, within walking distance to its amenities which include the first school, the Tavern public house and restaurant, the award winning Denstone farm shop, a active village hall, tennis courts and bowling green plus the church. Several beautiful walks to the surrounding countryside are also on the doorstep, plus the walk around the lakes in front of the world HQ of JCB. The towns of Uttoxeter and Ashbourne are both within easy commutable distance, as is the A50 dual carriageway linking the M1 and M6 motorways.

**Accommodation:** An enclosed porch with a timber and part obscured glazed door opens to the welcoming hall, where stairs rise to the first floor with a useful understairs cupboard, and doors lead to the extended ground floor accommodation.

The generously sized dining room has a wide front facing window and glazed double doors opening to the comfortable lounge which has a focal chimney breast, with an inset log burner set on the brick hearth. Wide sliding patio doors lead to the delightful garden room providing additional living space, enjoying a view down the rear garden, with additional light provided by the rooflight.

The extended kitchen has a range of base and eye level units with work surfaces, an inset sink unit set below the wide window overlooking the garden, space for an electric cooker and space for further appliances.

Completing the ground floor space is the downstairs WC that has a two piece suite.

To the first floor the landing has a side facing window providing natural light and doors leading to the three bedrooms, two of which can easily accommodate a double bed, the front facing master having a pleasant outlook and fitted wardrobes to one side.

Finally there is the fitted family bathroom which has a white three piece suite incorporating a panelled bath which has an electric shower and a folding screen above.

**Outside:** To the rear a paved patio provides a delightful entertaining area leading to the garden which is mainly laid to lawn with well stocked borders, containing a variety of shrubs and plants, plus the vegetable garden and a shed at the bottom.

To the side there is space for further sheds and gated access to the front.

To the front is a garden laid to lawn with well stocked borders enclosed to three sides. A timber five bar gate leads to the tarmac driveway which provides ample parking for several vehicles, leading to the detached garage which has a roller door, power points and light and French doors to the garden.

**What3Words:** Cobbled.Gliding.Witty

**Note:** The property has an oil fired central heating system.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA02102023

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

 <p><b>Ground Floor</b> Building 1</p>	 <p><b>Floor 1</b> Building 1</p>	<p><b>John German</b> </p> <p><b>Approximate total area<sup>(1)</sup></b>          1360.63 ft<sup>2</sup>          126.41 m<sup>2</sup></p>
 <p><b>Ground Floor</b> Building 2</p>		<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p><b>GIRAFFE360</b></p>









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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